



201903140063

03/14/2019 02:38 PM Pages: 1 of 6 Fees: \$105.00
Skagit County Auditor



134079

Requested by/Return to:
Title365
11010 Burdette Street
PO Box 641010
Omaha, NE 68164
JAMES OTSTOTT

SHORT FORM OPEN-END DEED OF TRUST

Trustor(s) JAMES B. OTSTOTT, AN UNMARRIED PERSON

Trustee(s) Wells Fargo Financial National Bank

Beneficiary Wells Fargo Bank, N.A. 101 North Phillips Avenue, Sioux Falls, SD 57104

Legal Description ABBREVIATED LEGAL: PTN TRACTS P-4 AND P-5, SURVEY AFN 9009120068, 8-36N-3E, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

Assessor's Property Tax Parcel or Account Number P47673, P121832

Reference Numbers of Documents Assigned or Released

Requested by/Return to:

Title 365

11010 Burdette Street

PO Box 641010

Omaha, NE 68164

JAMES OTSTOTT

This instrument prepared by:

Wells Fargo Bank, N.A.

ROCHELLE FERGUSON

DOCUMENT PREPARATION

11601 N BLACK CANYON HWY

PHOENIX, AZ, 85029

866-537-8489

[Space Above This Line For Recording Data]

SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 20190160020625

ACCOUNT #: XXX-XXX-XXX6395-1998

DEFINITIONS

Words used in multiple sections of this document are defined below. The Master Form Deed of Trust includes other defined words and rules regarding the usage of words used in this document.

(A) **"Security Instrument"** means this document, which is dated February 27, 2019, together with all Riders to this document.

(B) **"Borrower"** is JAMES B. OTSTOTT, AN UNMARRIED PERSON. Borrower is the trustor under this Security Instrument.

(C) **"Lender"** is Wells Fargo Bank, N.A.. Lender is a national bank organized and existing under the laws of the United States. Lender's address is 101 North Phillips Avenue, Sioux Falls, SD 57104.

(D) **"Trustee"** is Wells Fargo Financial National Bank.

(E) **"Debt Instrument"** means the loan agreement or other credit instrument signed by Borrower and dated February 27, 2019. The Debt Instrument states that Borrower owes Lender, or may owe Lender, an amount that may vary from time to time up to a maximum principal sum outstanding at any one time of, ONE HUNDRED FIFTY THOUSAND AND 00/100THS Dollars (U.S. \$ 150,000.00) plus interest. Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than seven (7) calendar days after March 27, 2049.

(F) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."

(G) **"Loan"** means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

(H) **"Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [mark as applicable]:

N/A Leasehold Rider

N/A Third Party Rider

N/A Other(s) [specify] N/A

(I) "Master Form Deed of Trust" means the Master Form Open-End Deed of Trust dated June 14, 2007, and recorded on July 12, 2007, as Auditor's File Number 200707120063 in Book n/a at Page n/a of the Official Records in the Office of the Auditor of Skagit County, State of Washington.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all future advances, renewals, extensions and modifications of the Debt Instrument, including any future advances made at a time when no indebtedness is currently secured by this Security Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

County of Skagit :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

ABBREVIATED LEGAL: PTN TRACTS P-4 AND P-5, SURVEY AFN 9009120068, 8-36N-3E, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

which currently has the address of
1118 HILTY LN

[Street]
BOW, Washington 98232 ("Property Address"):
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." The Property shall also include any additional property described in Section 20 of the Master Form Deed of Trust.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record as of the execution date of this Security Instrument. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

MASTER FORM DEED OF TRUST

By the execution and delivery of this Security Instrument, Borrower agrees that all of the provisions of the Master Form Deed of Trust are hereby incorporated in their entirety into this Security Instrument. Borrower agrees to be bound by and to perform all of the covenants and agreements in the Master Form Deed of Trust. A copy of the Master Form Deed of Trust has been provided to Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it. Borrower also acknowledges receipt of a copy of this document and a copy of the Master Form Deed of Trust.



JAMES B. OTSTOTT

- Borrower

Lender Name: Wells Fargo Bank, N.A. NMLSR ID: 399801

Loan Originator's Name: SAMUEL BKVD WILSON
NMLSR ID: 1550806

WASHINGTON - SHORT FORM OPEN-END SECURITY INSTRUMENT
WA107006, HCWF#1006v1 (2/10/2018) WA-107006-0118

(page 4 of 5 pages)
Documents Processed 02-26-2019 16:21:36

For An Individual Acting In His/Her Own Right:
State of WA

County of Skagit

On this day personally appeared before me
JAMES B. OTSTOTT

(here insert the name of grantor or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 27th day of February, 20 19.

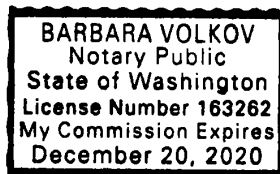
Witness my hand and notarial seal on this the 27th day of February 20 19

Barbara Volkov
Signature

[NOTARIAL SEAL]

Barbara Volkov
Print Name:

Notary Public



My commission expires: 12/20/2020

EXHIBIT A

Reference: 20190160020625

Account: XXX-XXX-XXX6395-1998

Legal Description:

The following described property in Skagit County, Washington: THAT PORTION OF TRACTS P-4 AND P-5, OF THAT SURVEY RECORDED SEPTEMBER 12, 1990 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9009120068, VOLUME 10, PAGE 104 OF SURVEYS, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 00 DEGREES 01 MINUTE 47 SECONDS EAST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 2645.79 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE NORTH 00 DEGREES 03 MINUTES 16 SECONDS EAST CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 2645.36 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 13 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 8 FOR A DISTANCE OF 2432.79 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 610.44 FEET; THENCE SOUTH 65 DEGREES 24 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 681.73 FEET; THENCE NORTH 34 DEGREES 35 MINUTES 54 SECONDS WEST 253.86 FEET TO A POINT ALONG THE WESTERLY LINE OF SAID TRACT "P4", SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 35 MINUTES 54 SECONDS EAST TO A POINT ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "P5", SAID POINT BEING THE TERMINATION OF SAID LINE. PTN TRACTS P-4 AND P-5, SURVEY AFN 9009120068, 8-36N-3E APN: P47673, P121832